

**GOVERNMENT OF TELANGANA**  
**ABSTRACT**

Municipal Administration & Urban Development Department - Hyderabad Metropolitan Development Authority - Change of land use from Residential use zone-2 (R2) to Manufacturing use zone to set up a unit for Manufacturing of formulations in the category of pharmaceuticals, Nutraceuticals, Health care, personal care, personal care and home care products and also to carry out formulation Research and Development in Sy.Nos.43/1/A, 43/2/3, 43/3/2 and 44 at Jeedipally (V), Toopran (M), Medak District to an extent of Ac.5.28 gts.- Confirmation of Draft variation - Notification - Issued.

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I1) DEPARTMENT**

**G.O.MS.No. 159**

**Dated: 10/11/2015.**

**Read the following:-**

1. From the MC, HMDA, Hyderabad, Lr.No.912/MP1/Plg/HMDA/2015, Dt:01.06.2015.
2. Govt. Letter No.7435/I1/2015-1, M.A. & U.D. (I1) Dept., Dated:06.07.2015.
3. From the MC, HMDA, Hyderabad, Lr.No.912/MP1/Plg/HMDA/2015, Dt:30.07.2015.
4. Govt. Memo.No.7435/I1/2015-2, MA & UD (I1) Dept., Dated:07.08.2015.
5. From the MC, HMDA, Hyderabad, Lr.No.912/MP1/Plg/HMDA/2015, Dt:29.09.2015.
6. Govt. Letter No.7435/I1/2015-3, M.A. & U.D. (I1) Dept., Dated:03.10.2015.
7. From the MC, HMDA, Hyderabad, Lr.No.912/MP1/Plg/SW/CLU/2015, Dt:05.11.2015.

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**ORDER:**

The draft variation to the land use envisaged in the Notified MDP-2031 issued in Government Memo 4<sup>th</sup> read above, was published in the extraordinary issue of the Telangana Gazette No.215, Part-I, dated 13.08.2015. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.13,75,983/- (Rupees thirteen lakhs seventy five thousand nine hundred and eighty three only) towards development charges. Hence, the draft variation is confirmed.

2. The following notification shall be published in the Extra-ordinary issue of the Telangana Gazette Dated:13.11.2015.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

**NOTIFICATION**

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use Notified in Metropolitan Development Master Plan for Toopran Mandal vide G.O.Ms.No.33, MA & UD Department, dt:24.01.2013, as required by sub-section (3) of the said section.

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**VARIATION**

The site situated in Sy.Nos.43/1/A, 43/2/3, 43/3/2 and 44 at Jeedipally (V), Toopran (M), Medak District to an extent of Ac.5.28 gts. which is presently earmarked for Residential use zone-2 (R2) as per the Metropolitan Development Master Plan for Toopran Mandal which was notified by the Government vide G.O.Ms.No.33, MA, dt:24.01.2013 is designated as Manufacturing use zone for setting up a unit for Manufacturing of formulations in the category of pharmaceuticals, Nutraceuticals, Health care, personal care and home care products and also to carry out formulation Research and Development subject to the following conditions:

- (a) The land all along below the Tower line shall be developed as Green belt to an extent of the width of the tower base and on either side of green belt there shall be a minimum of 10mts wide road shall be developed.
- (b) The applicant shall provide 10.00mts wide or as per rules (which ever is greater) in force, green buffer towards designated Residential use zone in order to segregate Industrial activity from Residential activity.
- (c) The applicant shall handover the Masterplan road affected area to the local body through registered gift deed at free of cost.
- (d) In case of expansion or any change in Manufacturing process, raw materials or products a fresh application shall be submitted.
- (e) The applicant shall comply the conditions laid down in G.O.Ms.No.168, dt:07.04.2012 and in the G.O.Ms.No.33, dt:24.01.2013.
- (f) All the rules and regulations notified by Ministry of Environment and Forests, Government of India shall be followed.
- (g) The Industry shall develop thick green belt with all growing trees in front setback along the highway within the setback and in all the vacant places within the plant premises
- (h) The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
- (i) The Applicant is the whole responsible if any discrepancy occurs in the ownership aspects and ULC aspects and if any litigations occurs, the CLU orders will be withdrawn without any notice.

(j) The conversion charges are not paid within the thirty days, the order of CLU will be withdrawn without any further notice.

(k) The applicant has to fulfill any other conditions as may be imposed by the competent authority.

**SCHEDULE OF BOUNDARIES**

NORTH : Neighbours vacant land in Sy.No.43/2 & 43/3 of Jeedipally Village.

SOUTH : Neighbours vacant land in Sy.No.45 & 43/1 of Jeedipally Village.

EAST : Village of boundary of Muppireddipally village & village boundry of Munurabad village and Munurabad Reserve Forest area and Neighbour's land.

WEST : 150'-0" wide existing highway (NH-7) (same road is proposed as 75 mtr wide in the MDMP-2031)

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)**

**M.G. GOPAL  
SPECIAL CHIEF SECRETARY TO GOVERNMENT**

To  
The Commissioner of Printing, Stationery &  
Stores Purchase, Hyderabad.  
The Metropolitan Commissioner, Hyderabad  
Metropolitan Development Authority, Hyderabad.

**Copy to:**

The individual through the Metropolitan Commissioner, Hyderabad  
Metropolitan Development Authority, Hyderabad.  
The Special Officer and Competent Authority,  
Urban Land Ceiling, Hyderabad. (in name cover)  
The District Collector, Medak District.  
Sf /Sc.

**//FORWARDED::BY ORDER//**

**SECTION OFFICER**